



GRASSROOTS
REALTY GROUP

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**326, 6868 Sierra Morena Boulevard SW
Calgary, Alberta**

MLS # A2258024



\$425,000

Division:	Signal Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,014 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d55
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: All appliances "as is/where is".

Welcome to Sierras West I in Signal Hill, a highly sought-after 40+ adult community where comfort and lifestyle come together. This beautifully maintained 1,013 sq. ft. top-floor condo features knockdown vaulted ceilings, abundant natural light, and a thoughtfully designed layout with 2 bedrooms, 2 bathrooms, and a bright south-facing enclosed sunroom for year-round enjoyment. A spacious foyer with a double mirrored closet leads into the heart of the home. The kitchen offers a ceramic tile backsplash, white appliances, a pantry, and plenty of cabinetry, opening seamlessly to the dining area and a large living room with a cozy corner gas fireplace. The primary suite is generously sized with a walk-in closet, a 4-piece ensuite, and soft carpet flooring. The second bedroom with laminate flooring works well as either a guest room or home office. A laundry room with built-in shelving and a 3-piece bathroom complete the floor plan. Additional features include air conditioning in livingroom, TWO underground parking stalls, and TWO storage lockers. Condo fees conveniently cover all utilities. Sierras West I offers outstanding amenities including an indoor pool and hot tub, fitness centre, billiards, woodworking shop, party rooms, a car wash bay, and guest suites. Residents also enjoy a welcoming sense of community while staying close to everything, from Westhills Shopping Centre and Cineplex Cinemas to restaurants, parks, walking paths, and Griffith Woods Park. This is a rare opportunity to own a bright and spacious home in one of Signal Hill's most desirable communities.